



Westfield–Washington Township Advisory Plan Commission (APC) Minutes of the July 6, 2021 APC Meeting *Presented for approval: August 2, 2021*

Westfield-Washington Advisory Plan Commission (APC) held a meeting on Tuesday, July 6, 2021 scheduled for 7:00 p.m. in person at City Hall and online.

Active Links for this Meeting:

[July 6, 2021 APC Agenda & Exhibits](#)

[July 6, 2021 YouTube Video](#)

Minutes are also available to be acquired or viewed at the City of Westfield Community Development Office.

ROLL CALL: Noted presence of a quorum.

YouTube Time: 0:38

Commissioners Present In-Person: Kristen Burkman, Matthew Deck, Ginny Kelleher, Robert Horkay, Mike Johns, Andre Maue, Victor McCarty, and Cindy Spoljaric.

Commissioners Present Virtually: None.

Commissioners Absent: Dave Schmitz.

City Staff Present in Person: Kevin Todd, Director; Pam Howard, Senior Planner; and Rachel Riemenschneider, Associate Planner.

City Staff Present Virtually: Daine Crabtree, Associate Planner.

Legal Counsel Present: Beth Copeland with Taft Stettinius & Hollister LLP.

APPROVAL OF MINUTES

YouTube Time: 1:23

- June 21, 2021 minutes.
Motion: McCarty motioned to approve the June 21, 2021 minutes as written.
Kelleher seconded. Motion passed. Vote 8-0.

REVIEW OF RULES AND PROCEDURES

YouTube Time: 2:09

Howard reviewed the modified public meeting rules and procedures.

CONSENT AGENDA

2106-DDP-24

YouTube Time: 4:18

169th Street Industrial

North side of 169th Street, East of Oak Ridge Road

Patch Development, LLC by American Structurepoint, Inc. requests Detailed Development Plan review of 2 buildings totaling 47,305 square feet on 5.85 acres +/- in OI: Open Industrial District.

(Planner: Pam Howard - phoward@westfield.in.gov)

Motion: Maue motioned to approve the Consent Agenda with Staff conditions.
Burkman seconded. Motion passed. Vote 8-0.

ITEMS OF BUSINESS

No Items of Business

Agendas for all City meetings are updated and available at our website.

Website: <http://www.westfield.in.gov> / Community Development Department E-mail: community@westfield.in.gov

PUBLIC HEARING ITEMS

YouTube Time: 5:11

2107-ODP-14 & 2107-SPP-14 [PUBLIC HEARING]

YouTube Time: 5:37

Compton Subdivision

15626 Spring Mill Road

Adam Compton by Keeler-Webb Associates requests Overall Development Plan and Primary Plat review of 1 Lot on 0.88 acres +/- in Compton PUD District.

(Planner: Rachel Riemenschneider - rriemenschnneider@westfield.in.gov)

Public Hearing for 2107-ODP-14 & 2107-SPP-14 opened at 7:16 p.m.

- No public comments.

Public Hearing for 2107-ODP-14 & 2107-SPP-14 closed at 7:18 p.m.

2107-ODP-16 & 2107-SPP-16 [PUBLIC HEARING]

YouTube Time: 28:30

Chatham Villages South

West of Route 32, South of East 196th Street/19350 Chad Hittle Dr

Chatham Hills, LLP by Cripe requests Overall Development Plan and Primary Plat review of 2 lots on 27.25 acres +/- in Chatham Hills PUD District.

(Reviewing Planner: Corrie Meyer - cmeyer@westfield.in.gov)

(Presenting Planner: Pam Howard - phoward@westfield.in.gov)

Public Hearing for 2107-ODP-16 & 2107-SPP-16 opened at 7:29 p.m.

- No public comments.

Public Hearing for 2107-ODP-16 & 2107-SPP-16 closed at 7:31 p.m.

2107-ODP-17 & 2107-SPP-17 [PUBLIC HEARING]

YouTube Time: 32:12

Union Square

South side of SR 32, west of Union Street

Old Town Companies by American Structurepoint requests Overall Development Plan and Primary Plat review of 1 Lot and 1 Block on 2.91 acres +/- in the Union Square Planned Unit Development (PUD) District.

(Planner: Rachel Riemenschneider - rriemenschnneider@westfield.in.gov)

Public Hearing for 2107-ODP-17 & 2107-SPP-17 opened at 7:34 p.m.

- Two public comments.

Public Hearing for 2107-ODP-17 & 2107-SPP-17 closed at 7:35 p.m.

2107-PUD-20 [COMBINED PUBLIC HEARING]

YouTube Time: 114:17

Mule Barn Road Commercial PUD

18404 Mule Barn Road

Patch Development, LLC requests a change in zoning of 10 acres +/- from the AG-SF1: Agriculture / Single-family Rural District to the Mule Barn Road Commercial PUD District.

2107-ODP-15 & 2107-SPP-15 [COMBINED PUBLIC HEARING]

YouTube Time: 114:17

Mule Barn Road Commercial Subdivision

18404 Mule Barn Road

IMI Real Estate, LLC by American Structurepoint, Inc. requests Overall Development Plan and Primary Plat approval for a concrete production facility on one (1) 10 acre +/- parcel in the proposed Mule Barn Road Commercial PUD District.

(Planner: Daine Crabtree - dcrabtree@westfield.in.gov)

Public Hearing for 2107-PUD-20, 2107-ODP-15 & 2107-SPP-15 opened at 8:20 p.m.

- One public comment.

Public Hearing for 2107-PUD-20, 2107-ODP-15 & 2107-SPP-15 closed at 8:38 p.m.

ITEMS CONTINUED TO A FUTURE MEETING

2008-PUD-09

[CONTINUED]

Northpoint II PUD

North side of SR 38 between Anthony Road and Hinkle Road

Northpoint Owners, LLC by Clark, Quinn, Moses, Scott & Grahn, LLP requests a change of zoning for 183.5 acres +/- from the AG-SF1: Agriculture/Single-Family Rural District to the Northpoint II PUD District.

(Planner: Pam Howard - phoward@westfield.in.gov)

2101-ZOA-01

[CONTINUED]

Unified Development Ordinance Amendment

Westfield City Council requests approval of an ordinance to amend Article 10.9 of the Westfield-Washington Township Unified Development Ordinance.

(Planner: Kevin Todd - ktodd@westfield.in.gov)

2102-PUD-06

[CONTINUED]

Grand Park Village PUD Amendment IV

South Side of 186th Street, ENE of Kinsey Avenue

D&W Farms, Inc. by Henke Development Group requests an amendment to a 68 acre +/- portion of the Grand Park Village PUD to permit Townhome and Single-Family Detached dwelling units.

(Planner: Daine Crabtree - dcrabtree@westfield.in.gov)

2104-PUD-13

[CONTINUED]

Sycamore Glen PUD

South of and adjacent to 159th Street and west of Towne Road

Coronado Development Corporation by Nelson & Frankenberger, LLC requests a change in zoning for 28.5 acres +/- from the AG-SF1: Agriculture / Single-family Rural District to the Sycamore Glen PUD District.

(Planner: Caleb Ernest - cernest@westfield.in.gov)

2105-PUD-16

[CONTINUED]

Winterburg PUD

South of and adjacent to 193rd Street, west of and adjacent to Casey Road

Platinum Properties Management Company, LLC by Nelson & Frankenberger, LLC requests a change in zoning of 154 acres +/- from the AG-SF1: Agriculture / Single-family District to the Winterburg PUD District.

(Planner: Daine Crabtree - dcrabtree@westfield.in.gov)

2106-PUD-19

[CONTINUED]

Overlook at Wood Wind PUD

North side of 161st Street, 1/4 mile east of Towne Road

Pulte Homes of Indiana, LLC by Church Church Hittle + Antrim requests a change in zoning for 75 acres +/- from the AG-SF1: Agriculture / Single-family Rural District to the Overlook at Wood Wind PUD District.

(Planner: Pam Howard - phoward@westfield.in.gov)

REPORTS/COMMENTS

YouTube Time: 2:06:04

- Plan Commission Members
- City Council Liaison
- Board of Zoning Appeals Liaison
- Community Development Department:

ADJOURNMENT

YouTube Time: 2:10:52

Motion: Adjourn Meeting.

Motion: Spoljaric; McCarty; Schmitz.

Motion passed. Vote: 8-0

Meeting adjourned at 9:11 p.m.

Robert Horkay, President

Ginny Kelleher, Vice President

Kevin M. Todd, Secretary